



## AN OUTSTANDING OPPORTUNITY IN THE HEART OF MOOR PARK

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Russell Road, Moor Park, Northwood, Middlesex HA6 2LR

**ROBSONS**



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**RECEPTION HALLWAY • FOUR RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • UTILITY • SHOWER ROOM • CLOAKROOM • MAIN BEDROOMS SUITE WITH ACCESS TO A LARGE TERRACE, DRESSING ROOM AND BATHROOM • FOUR FURTHER BEDROOMS, TWO WITH ENSUITE BATHROOMS • FAMILY BATHROOM • SEPARATE WC • EXTENSIVE LANDSCAPED GROUNDS • GATED CARRIAGE DRIVEWAY •**

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## Description

46-48 Russell Road is an established 5 bedroom, 5 bathroom detached residence, occupying a double width plot in the much sought after Moor Park private estate. Approached by a gated carriage driveway, this impressive family home offers 5418 sqft of accommodation set in grounds of approximately 0.9 acre.

The opportunity for redevelopment and the erection of new build houses in the Moor Park estate are rare. This particular property is unique and has the potential to create one of the finest homes in Moor Park, or, subdivide the plot and build two substantial new homes.

Planning consent was renewed in March 2013 for a substantial new detached house with an estimated 19321 sqft of accommodation. This permission has now expired, but plans can be viewed under references 12/2417/FUL, 1/0078/FUL and 08/1995/FUL. Planning consent was also granted under reference 17/1202/FUL for the demolition of the existing dwelling and the erection two new detached dwellings.

This permission has since expired, so any prospective purchasers would need to make their own enquiries with Three Rivers District Council.

## Location

This property falls within the Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers Planning Department and also Moor Park (1958) Limited whose approval for alterations and extensions is also required under the covenants of the Estate. Moor Park (1958) Limited is a management company with a primary role to maintain the private roads and open spaces within Moor Park and also to protect and preserve the estate. There is generally an obligation for householders to become members of the Company. Road charges are paid per foot frontage. Current rates are available upon request.

## Location

Russell Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops and restaurants. Forming Part of the 294 acres of the Moor Park Private Gated Estate, bordering Middlesex and Hertfordshire, surrounded by rolling countryside and two championship golf courses. The local area is well served for state and private schools, which includes Merchant Taylors Junior and Senior Schools which are both on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.

**Tenure:** Freehold

**Energy Efficiency Rating:** D

**Council Tax Band:** H

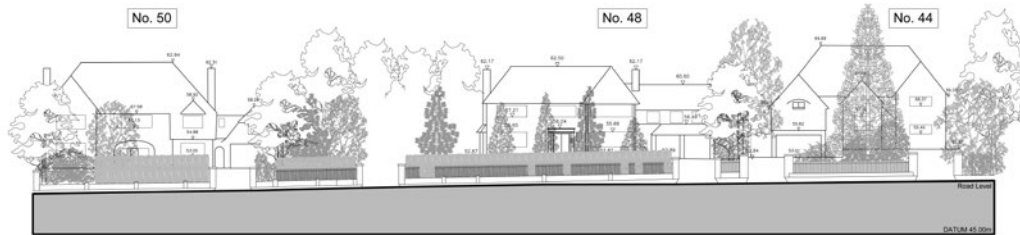
**Local Authority:** Three Rivers District Council







OUTLINE STREET ELEVATION - Proposed View Looking West from Russell Road



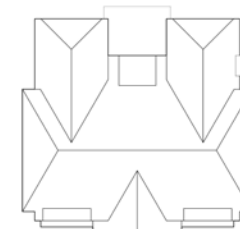
OUTLINE STREET ELEVATION - Existing View Looking West from Russell Road

indicative only



GROUND FLOOR PLAN (1:100)

PLOT 1



ROOF PLAN (1:100)



BASEMENT PLAN (1:100)



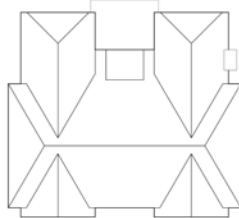
FIRST FLOOR PLAN (1:100)

indicative only



GROUND FLOOR PLAN (1:100)

PLOT 2



ROOF PLAN (1:100)

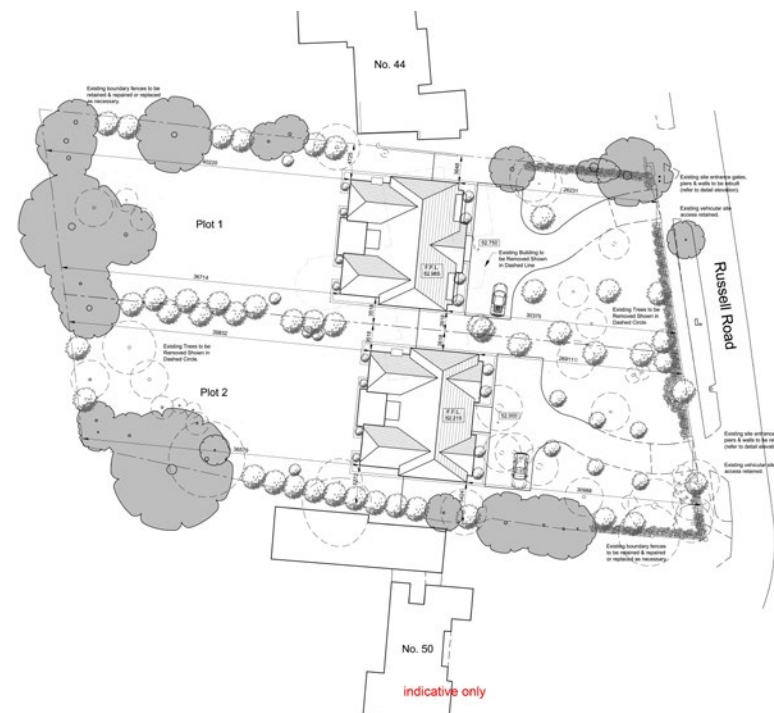


BASEMENT PLAN (1:100)



FIRST FLOOR PLAN (1:100)

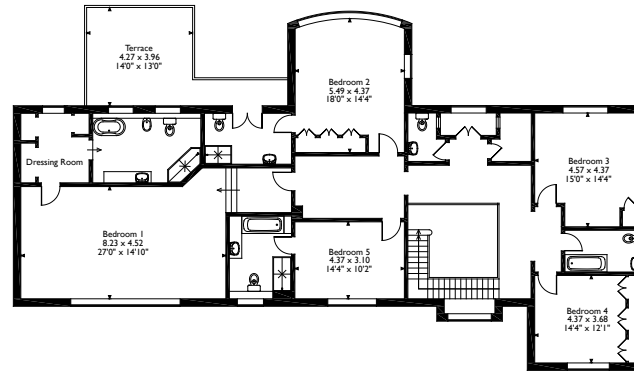
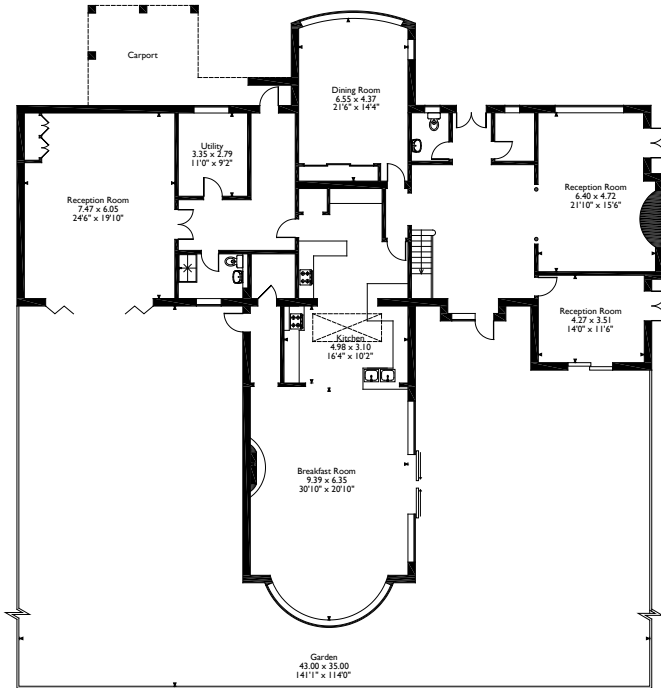
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# Russell Road, Northwood

## Approximate Gross Internal Area 503 Sq M/5418 Sq Ft



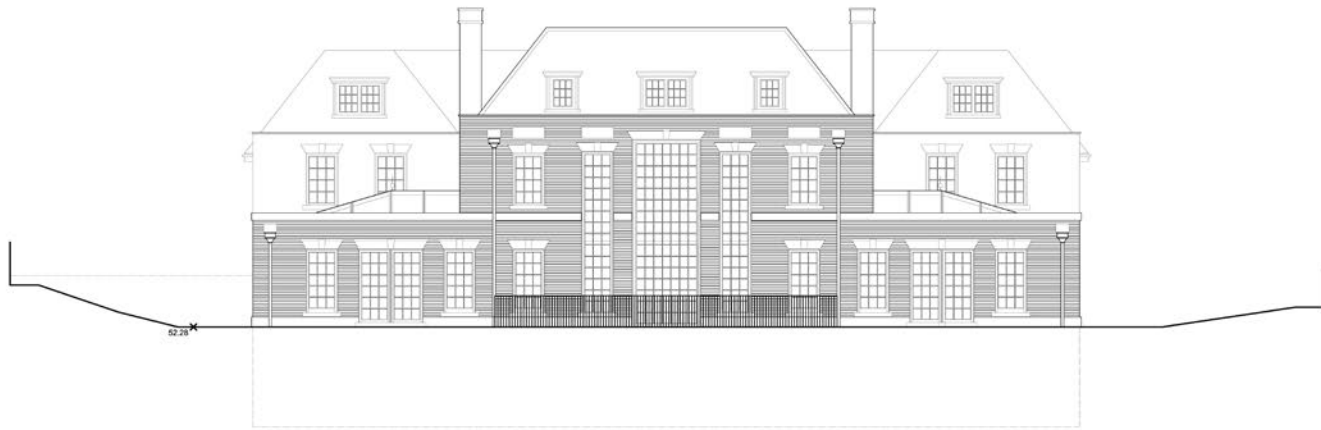
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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